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2 ATTACHED HOUSES, Barns of 380m2, 1 hectare - possibility of 40 hectares, Pond.

Country House For Sale

2 ATTACHED HOUSES, Barns of 380m2, 1 hectare - possibility of 40 hectares, Pond.

Price: €188,100

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Allonne Poitou-Charentes,79130

A detached farmhouse, outbuildings of 380m2 and 1 hectare/2.47 acres (option to purchase upto 40 hectares). This spacious property that was originally two houses, is situated in the beautiful Gatine countryside and approached by a small rural road.

- \* Private and peaceful location.
- \* 5 bedrooms.
- \* 2 bathrooms.
- \* 2 Kitchens.
- \* South facing.
- \* A pond.
- \* 10 000m2 of land.
- \* Option of upto 40 hectares.
- \* Central heating - oil and wood.
- \* Own water source, with pump installed.
- \* Double glazing on ground floor.
- \* Exposed ceiling beams throughout.
- \* Taxes fonciece 800€/year.

\* Septic tank(needs inspection), thought to be 3000lt.

\* Owner's are keen to sell.

Although basically habitable this property does require a full interior restoration to improve the quality of it's kitchens, bathrooms and general make over.

A DETACHED BARN 45m<sup>2</sup> opposite the house.

GARAGE 50m<sup>2</sup> FOR 3 CARS attached to the left side of the house.

OUTBUILDING 75m<sup>2</sup> attached to the rear of the house and garages.

AN OUTSTANDING DETACHED BARN AND STABLES 120m<sup>2</sup> + 90m<sup>2</sup> opposite the house with a concrete floor, electric supply and tiled roof.

Ground floor to the house: LIVING ROOM 30.70m<sup>2</sup> with openfire, large window to the front and stairs to the 1st floor.

FITTED KITCHEN 16m<sup>2</sup> with double doors to the rear. UTILITY ROOM 6.5m<sup>2</sup>. HALLWAY 7.2m<sup>2</sup>. 2 BEDROOMS each 13.60m<sup>2</sup> with large windows with views to the front garden. 2nd KITCHEN 30m<sup>2</sup> with a door and window to the front. SITTING ROOM 17m<sup>2</sup> with large window to the front. BOILER ROOM 12.6m<sup>2</sup> and STORAGE ROOM 8.40m<sup>2</sup> behind this kitchen. SHOWER ROOM. SEPARATE WC.

1st floor: 3 BEDROOMS 12.05, 12.10 and 10.70m<sup>2</sup> all with windows to the front. BATHROOM 4m<sup>2</sup>. ROOM 50.40m<sup>2</sup> a well insulated area with 3 windows to the front, in need of further conversion. Ample space for 2-3 bedrooms and a beautiful master suite. ROOM 23m<sup>2</sup> to the rear of the house with sloping ceiling.

Grounds: 1 hectare - 2.47 acres include an orchard, gardens surrounding the house and a paddock to the rear.

This property is a real hide away, yet only a couple of minutes from Allonne 79130 which has a 12th Century church, a primary school, village hall, a tennis club and an English restaurant and bar with themed and quiz nights. The perfect opportunity to mix with both English and French to help to integrate.

Allonne 79130 is about 23km south-west of the popular market town of Coulonges-sur-l'Autize 79160, 32km north of Niort 79000 (the capital of the Deux-Sevres), 14km S/W of Parthenay 79200 and only 5km to the small town of Secondigny 79130. Poitiers and it's airport can be reach within 1h10 and the beautiful coastal town of La Rochelle and it's airport are within 88km.

Price 188 100 euros including agency fee of 4.5%, to be paid by the purchaser. 180 000€ net vendor.

Sizes approximative.